

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF Shelby



20150617000203260 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
06/17/2015 01:23:31 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS: That WILLIAM F. MISSO AND STACEY R. MISSO, husband and wife, did, on to-wit, March 25th, 2008, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Taylor, Bean & Whitaker Mortgage Corp., which mortgage is recorded in Instrument #20080423000165820 and re-recorded in Instrument #20150116000016950, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to Selene Finance LP by instrument recorded in Instrument #20150114000014500 said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Selene Finance LP did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in Shelby County Reporter, in its issues of May 13, 2015, May 20, 2015, and May 27, 2015; and

WHEREAS, on June 17th, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Selene Finance LP did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said Selene Finance LP in the amount of TWO HUNDRED TWENTY SEVEN THOUSAND EIGHT HUNDRED FIFTY THREE AND 87/100THS (\$227,853.87) DOLLARS, which sum the said Selene Finance LP offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Selene Finance LP; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of TWO HUNDRED TWENTY SEVEN THOUSAND EIGHT HUNDRED FIFTY THREE AND 87/100THS (\$227,853.84) DOLLARS, on the indebtedness secured by said mortgage, the said WILLIAM F. MISSO AND STACEY R. MISSO, acting by and through the said Selene Finance LP by Aaron Warner, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Selene Finance LP by Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Selene Finance LP, the following described real estate situated in Shelby County, Alabama, to-wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 5, ACCORDING TO THE SURVEY OF SUNNYBROOK, FIRST ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

The above referenced mortgage indicates that the address of the property described above is: 1908 Lakeland Trail
Helena, AL 35080


TO HAVE AND TO HOLD THE above-described property unto the said Selene Finance LP forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said Selene Finance LP has caused this instrument to be executed by Aaron Warner as auctioneer and the person conducting said sale for the Mortgagee or

Transferee of Mortgagee, and in witness whereof the said Aaron Warner has executed this instrument in his/her capacity as such auctioneer on this the 17th day of June, 2015.

WILLIAM F. MISSO AND STACEY R. MISSO
Mortgagors

By: Selene Finance LP
Mortgagee or Transferee of Mortgagee


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By: Aaron Warner
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Selene Finance LP
Mortgagee or Transferee of Mortgagee

By: Aaron Warner
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Aaron Warner
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of June, 2015.

Aaron Warner
NOTARY PUBLIC

MY COMMISSION EXPIRES _____ MY COMMISSION EXPIRES SEPTEMBER 17, 2018

This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Send Tax notice to:
Grantee's Address:
9990 Richmond Ave Suite 400 South
Houston, TX 77042

The following information is required by § 40-22-1

Grantors' Address: 1908 Lakeland Trail, Helena, AL 35080

Property Address: 1908 Lakeland Trail, Helena, AL 35080

Date of Sale: 17th day of June, 2015

Consideration: \$227,853.87